
THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 24-15

**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE
RESTRICTIONS FOR ILLUMINATED SIGNAGE FOR A SCOREBOARD TO BE
CONSTRUCTED AT THE COAL CITY HIGH SCHOOL**

DAVID SPESIA, President
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Village Trustees

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RESTRICTIONS FOR ILLUMINATED SIGNAGE FOR A SCOREBOARD TO BE
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WHEREAS, The Village of Coal City has adopted a comprehensive zoning ordinance and subdivision ordinance regulating land usage within the Village; and

WHEREAS, the aforesaid Ordinance allows the granting of relief from specific conditions and requirements to owners of property by granting of amendments and variances to certain requirements of the Ordinance; and

WHEREAS, the Coal City Community Unit School District #1 (hereinafter "Petitioner") owns the land commonly referred to as 655 W. Division (hereinafter "Property"); and

WHEREAS, Section 154.04 prohibits the placement of signs within a residentially zoned district; and

WHEREAS, Section 154.08 restricts the intensity and flickering of images upon signs; and

WHEREAS, Petitioner seeks a variance from Section 154.04 of the Village of Coal City Zoning Code ("Zoning Code"), to allow the placement of a sign within a residentially zoned property operating with a conditional use permit; and

WHEREAS, Petitioner seeks a variance from Section 154.08 of the Zoning Code, to allow the replacement of the existing scoreboard in order for the petitioner to utilize LED technology; and

WHEREAS, a public hearing was noticed and took place on July 15, 2024 at which time the public hearing was held; and

WHEREAS, the Village of Coal City Zoning Board of Appeals (ZBA), having conducted a public hearing unanimously recommended the Village Board approve the variances to the Zoning Code; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant the requested variances.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. Regarding the need for all of the variations requested by Petitioner, the Board of Trustees find as follows:

- A. **Special Circumstances Not Found Elsewhere.** The variance is due to the special and unique circumstances to this property that generally do not apply to other properties within this district since it is located on the Coal City High School property within the football field athletic complex.
- B. **Unnecessary Hardship.** Construction projects within the school are regulated by the Regional Office of Education, which received approval for the scoreboard replacement/improvement; denying this variance will disallow planned educational programming to be included with this improvement.
- C. **Consistent with the Rights Conferred by the District.** The variance confers the capability to utilize the conditional use allowed within this residential area to its full potential.
- D. **Necessary for Use of Property.** Full utilization of the Coal City High School includes in-game entertainment and information to keep the public informed of the available services at the location.
- E. **Minimum Variance Recommended.** The requested variance shall result in digital copy and audio being directed northward away from eth adjacent residents and has been painted black matte finish to limit any shine off of the metal construction of this scoreboard signage.

Section 3. Description of the Property. The Property is identified as the Coal City High School at 655 W. Division in Coal City, IL 60416.

Section 4. Public Hearing. A public hearing was advertised on June 26, 2024 in the Coal City Courant and was held by the Zoning Board of Appeals on July 15, 2024 at which time the petition was unanimously recommended for approval of the variances requested.

Section 5. Variances. The variations requested in the June 13, 2024, Variance Application to the Zoning Code, outlined herein, and recommended at the July 15, 2024, Zoning Board of Appeals meeting is hereby granted as follows:

- A. A variance from the restriction of flashing, illuminated signage with the replacement of the existing signage as provided in Attachment A.

Section 6. Conditions. The variance granted herein is contingent and subject to the following conditions:

- A. An architectural design will be utilized to achieve an improvement to the signage, which reflects the architecture of the primary structure; and

B. The sign will have illuminated that can be brightened or dimmed and shall have audio that can be adjusted as well.

Section 7. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 8. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this ordinance.

Section 9. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 24 day of July, 2024, at Coal City, Grundy and Will Counties, Illinois.

AYES:

NAYS:

ABSENT:


ABSTAIN:

VILLAGE OF COAL CITY

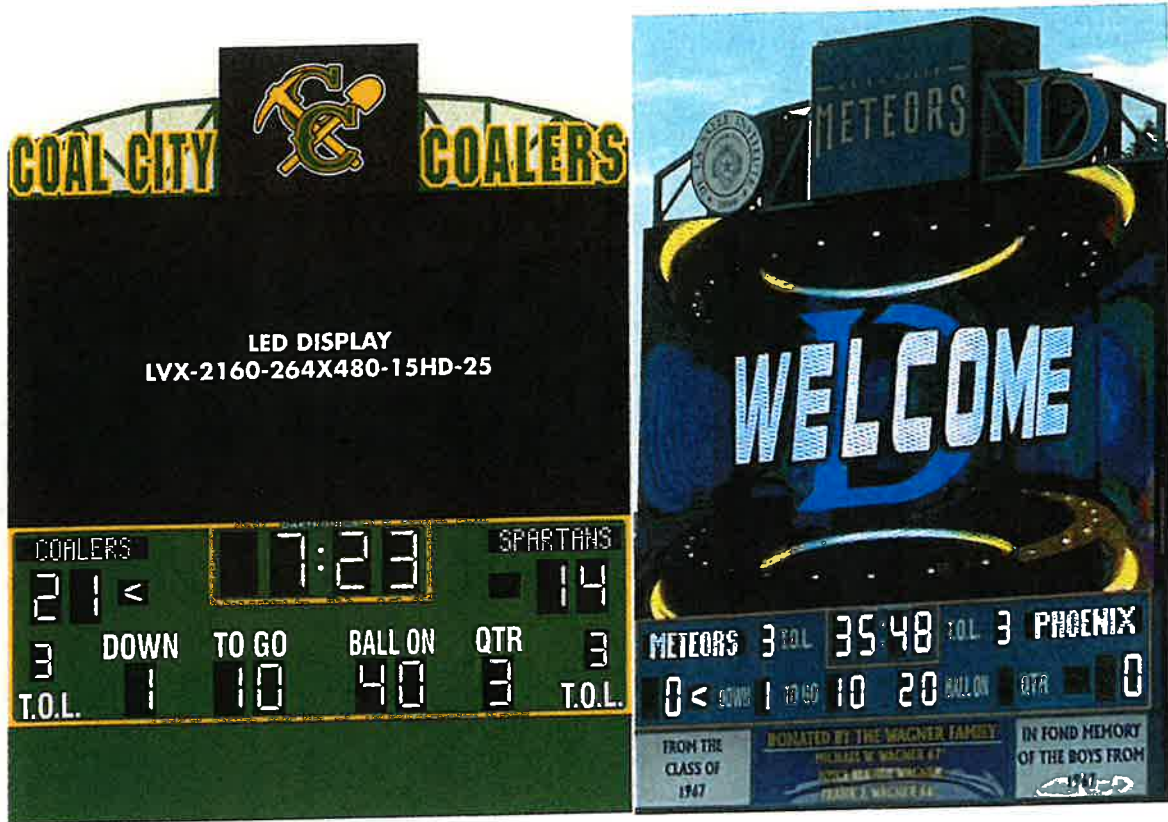


David A. Spesia, President

Attest:



Alexis Stone, Clerk



LVX 2160 15 HD Outdoor Video System by Daktronics
264 x 480 L.E.D. 15mm HD Video Display
13'3 Height x 25' Wide (331.25 square feet)



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Coal City Unit School District 1

Address: 550 S. Carbon Hill Rd. Phone number: 815 634-2287

Owner represented by: Self _____ Attorney _____

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS2 Use of surrounding properties: North UR 1NC South RS2

East RS2 West RS2

What zoning change or variance: (specify) 154-4 (A) and (B) as well as 154-8 (A). (see attached)

To allow what use a videoboard that will face North (towards the High School) during school and community activities.

Tax number of subject property: 09-03-101-001

Common address of property: 655 W. Division

Parcel dimensions: 50 acres Lot area (sq. ft.) _____

Street frontage W. Division St. (Rt. 113)

Legal description (see attached)

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Christopher T. Spencer, being first duly sworn, on oath deposes and says,
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 20 day of June, 2024.

Notary Public (Seal)



Lawanda Gagliardo
Signature of Owner

Signature of Owner

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 1

FOR OFFICE USE ONLY

Case number	<u>ZA-382</u>	Location of hearing	
Filing date	<u>6-13-24</u>	Village Hall	
Hearing date	<u>7-15-24</u>	515 South Broadway	
Filing fee	\$ <u>N/A</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

§ 154-4 Prohibited signs.
[Amended 5-29-2020 by Ord. No. 20-08]

A.
No sign will be permitted in a residentially zoned district of the Village except as provided in § 154-5.

B.
No sign shall have a surface greater than 250 square feet in area. Only one building sign shall be allowed in addition to a sign that is not affixed to the building.

§ 154-8 Illumination; flashing lights.

A.
The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas. No exposed reflective type bulb or incandescent lamp which exceeds 225 lumens shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to any public street or adjacent property. Where illumination of signs is permitted, the light shall not be projected toward or onto other properties and shall be kept to a minimum during nonbusiness hours.

[Amended 5-29-2020 by Ord. No. 20-08]

